

115771

January 6, 1961. File No. 100-300-300

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Made the Twenty-eighth day of January, in the year
Nineteen hundred and Fifty-one.

Deftessor Ralph E. Richter and Evelyn M. Richter, his wife, by Ralph E. Richter,
her attorney-in-fact, of the City of Erie, County of Erie and
State of Pennsylvania, grantors,

and

Deforey Ritts' and Helen E. Ritts', his wife, of the Township of
Millcreek, County of Erie and State of Pennsylvania, grantees.

Witnesseth, That in consideration of one (\$1.00) -----
----- Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said grantor do
hereby grant and convey to the said grantees,

All that certain piece or parcel of land situate in the Township of Millcreek,
County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:
Beginning at an iron pin at the intersection of the south line of West Twelfth
Street with the west line of Tracy Acres subdivision; thence south twenty-six (26)
degrees six (6) minutes east along the west line of the Tracy Acres Subdivision,
one hundred seventy-five (175) feet to a point; thence south sixty-three (63)
degrees eighty-nine (89) minutes west, parallel with Twelfth Street, one hundred
thirty-eight and seventy-eight hundredths (138.78) feet to a point; thence north
twenty-six (26) degrees twenty-four (24) minutes west, one hundred seventy-five
(175) feet to the south line of Twelfth Street; thence north sixty-three (63) degrees
twenty-one (21) minutes east along the south line of Twelfth Street, one hundred
thirty-seven and seven tenths (137.7) feet to the place of beginning. Being part
of the same premises conveyed to the grantors by deed dated April 20, 1946 from
Henry E. Banney III et ux, and recorded in Erie County, Pennsylvania Deed Book 484,
page 176.

Grantees as part of the consideration for this conveyance agree to observe the
following covenants and restriction running with the land and binding upon the
grantees, their heirs and assigns:

That no gasoline service station shall be installed on the above described
premises before March 6, 1963.

Grantors to pay 1963 taxes.

AR103893

At the said premises, do hereby acknowledge my transfer of the property
hereby conveyed.

In witness whereof, said grantors have hereunto set their hands
and seals the day and year first above written.

Signed, Sealed and Delivered
In the presence of

Ralph R. Richl

Ralph R. Richl

Erlyn N. Richl
STANLEY E. RICHL

By himself or his wife
STANLEY E. RICHL, ATTORNEY-IN-FACT

Commonwealth of Pennsylvania,

County of Erie

On this, the Twenty-ninth day of January 1961, before me a Notary Public

The undersigned officer, personally appeared Ralph R. Richl, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and also to be the person whose name is subscribed as attorney-in-fact for Erlyn N. Richl and that he executed the same as the act of his principal for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

AT COMMISSION EXPIRE
JAN. 20, 1961

Ralph R. Richl

RALPH R. RICHL, JR.
NOTARY PUBLIC
STATE OF PENNSYLVANIA
Commission No. 10,000

I, Erlyn N. Richl, do hereby acknowledge that the present address of the grantee herein is

AS PER my stamp

610 1/2 Main Street, Erie, Pennsylvania

RR 103894